

STAFF REPORT



ITEM NO. 12
CITY OF OCEANSIDE

DATE: March 14, 2007

TO: Honorable Mayor and City Council Members
Chairman and Members, Community Development Commission

FROM: Economic Development and Redevelopment Department

**SUBJECT: ADOPTION OF RESOLUTION APPROVING THE JANUARY 31, 2007
ELECTION RESULTS FOR THE PROJECT AREA COMMITTEE FOR
THE DOWNTOWN REDEVELOPMENT PROJECT AREA**

SYNOPSIS

Pursuant to California Community Redevelopment Law, Project Area Committee (PAC) annual elections were held during their annual meeting on January 31, 2007, to fill six positions due to expired terms and vacancies. Staff recommends that the City Council/Community Development Commission approve the election results and adopt the attached resolution.

BACKGROUND

Procedures for the formation of the PAC were reviewed and approved by the City Council on September 2, 1998. The first PAC election was held on September 17, 1998. Nine members were elected to the PAC.

Pursuant to the Community Redevelopment Law, California Health and Safety Code Section 33385, if a PAC does not exist, and the agency proposes to amend a redevelopment plan, the agency shall establish a PAC. In October 1998 the Agency amended its redevelopment plan to extend its authority for eminent domain to further the implementation of the redevelopment plan. The purpose of a PAC is to provide input to the City Council and Community Development Commission during a Redevelopment Plan Amendment and on future issues as may be assigned relating to residential proposals that replace existing homes, replacement housing for those to be displaced by project activities, as well as for businesses being displaced. Per the adopted by-laws, annual meetings shall be held on the fourth Wednesday in January of each year at the hour of 6:00 p.m., in the Library Community Rooms unless otherwise designated. Other meetings of the PAC may be held when the Chairperson is advised by the Redevelopment Manager of issues that fall within the purview of the PAC.

For 2007 a total of six positions were up for election in the following categories: Residential Tenant (one), Residential Owner Occupant (two), Business Owner (one), and Community Organization (two). To qualify under each of the categories the following must be met:

- A Business Owner means any person or legal entity which owns and operates a business from a facility within the Project Area, or which owns property in the Project Area for investment and not for occupancy.
- A Residential Tenant means any resident who occupies his or her dwelling unit by right under a lease, rental agreement or other arrangement with the owner of the dwelling unit. Family members who reside with residential owner occupants but own no fee interest in the residential dwelling are considered residential tenants.
- A Residential Owner Occupant means any resident who owns all or substantial fee interest in the dwelling unit which he or she occupies.
- An Existing Community Organization means any existing nonprofit association(including religious institutions) of persons and/or entities which has its headquarters or a site office within the Project Area, or a substantial number of whose constituents are persons and/or entities within the Project Area, and which association is generally recognized within the Project Area as a community organization. There are three community organization categories: Cultural; Civic; and Charitable and Religious.

Notices, display ads, and press releases were used to publicize the election. The election was held on January 31, 2007, at the annual meeting of the PAC. A representative of the City Clerk's Office observed the election.

In addition, it was mentioned at the meeting that due to the limited responsibility of the PAC, the lack of current and future activities in the purview of the PAC and the cost of over \$4,000 to conduct the annual meeting, that consideration may be given in 2007 to disband the PAC. Should the need to have a PAC ever arise, the PAC could be reconstituted.

ANALYSIS

The newly elected representatives of the PAC by category are:

RESIDENTIAL OWNER OCCUPANT:

1. James Velazquez
999 North Pacific St. #G-217
Oceanside, CA 92054

Newly Elected - Filling Vacancy –Term
expires in 2008

2. Augustus Tavis
773 Sea Cottage Way
Oceanside, CA 92054
- Newly Elected – Term expires in 2009

RESIDENTIAL TENANTS:

1. Ms. Jane Dancison
400 North The Strand #1
Oceanside, CA 92054
- Newly Elected - Term expires in 2009

BUSINESS OWNER:

1. Mr. William Freed
Walwick & Freed
815 Civic Center Dr.
Oceanside, CA 92054
- Re-elected - Term expires in 2009

COMMUNITY ORGANIZATIONS:

1. Mr. Greg Deberry (Civic)
Main Street Oceanside
214 North Coast Hwy.
Oceanside, CA 92054
- Newly Elected - Term expires in 2009
2. Ms. Tara Lee Torburn (Cultural)
California Surf Museum
223 N. Coast Highway
Oceanside, CA 92054
- Re-elected – Term expires in 2009

Bill Freed was re-elected to serve as the Chairperson, and Greg Deberry was elected as Vice Chairperson.

FISCAL IMPACT

The expense of advertising, printing and mailing is added to the budget each year. Approximately \$4,130 was spent for the 2007 election.

COMMISSION/COMMITTEE REPORT

The Redevelopment Advisory Committee reviewed the staff report at its March 14, 2007 meeting. Staff will report any recommendations made by the Committee in writing prior to the Commission meeting.

CITY ATTORNEY ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

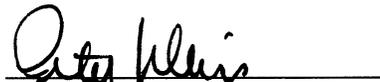
Staff recommends that the City Council adopt the resolution approving the election of the Project Area Committee.

PREPARED BY:



Kathy Baker
Redevelopment Manager

SUBMITTED BY:



Peter Weiss
Interim City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Deputy City Manager
Mike Blessing, Deputy City Manager
Jane McVey, Economic Development & Redevelopment Director



ATTACHMENT:

1. Resolution regarding the PAC Election

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE APPROVING THE JANUARY 31, 2007,
4 ELECTION RESULTS FOR THE PROJECT AREA COMMITTEE
5 FOR THE DOWNTOWN REDEVELOPMENT PROJECT AREA

6 WHEREAS, the City Council of Oceanside (the "City Council") by Resolution No. R-
7 98-146, adopted the Procedure for Formation of Project Area Committee for the Downtown
8 Redevelopment Project (the "Procedure") at its September 2, 1998 meeting;

9 WHEREAS, an election was held in the community in which the Downtown
10 Redevelopment Project is located, on September 17, 1998 to elect the members who were to
11 serve on the Project Area Committee;

12 WHEREAS, four of the nine elected positions were for one year terms, requiring a new
13 election at the annual meeting of the Project Area Committee;

14 WHEREAS, the most recent election was conducted on January 31, 2007, after notice
15 and according to established procedures enumerated within the Procedure approved by the City
16 Council;

17 WHEREAS, a representative from the City Clerk's office attended the election to ensure
18 its validity; and

19 WHEREAS, the newly elected members of the Project Area Committee have submitted
20 information to the City establishing their qualifications to serve on the Project Area Committee.

21 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

22 SECTION 1. The Downtown Redevelopment Project Area Committee consisting of the
23 persons named on the list of Project Area Committee members attached hereto as Exhibit A and
24 incorporated herein by this reference are approved as constituting a representative project area
25 committee.

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1 SECTION 2. The City Council hereby finds and determines that all adopted procedures
2 of the City Council, as set forth in the Procedure adopted by Resolution No. R-98-146 were
3 followed in the January 31, 2007, election of the Project Area Committee, and that the election
4 results are valid and binding.

5 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
6 this _____ day of _____, 2007, by the following vote:

7 AYES:

8 NAYS:

9 ABSENT:

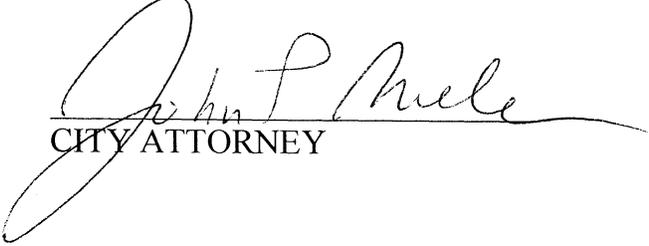
10 ABSTAIN:

11
12 _____
13 MAYOR

14 ATTEST:

15 APPROVED AS TO FORM:

16 _____
17 CITY CLERK

18 
19 _____
20 CITY ATTORNEY

